



TD Real Estate/Front Porch Property Services

Committed to a higher level of service.



PLEASE READ BEFORE COMPLETING RENTAL APPLICATION

I hereby certify that I have viewed the property for which the application is submitted. I also certify that I have read the application and I fully understand its contents and conditions.

1. **COMPLETE RENTAL APPLICATION: Individual** applications are needed for all parties over the age of 18.
2. **PAY APPLICATION FEE:** This must be done at time of application. We accept Cashier's checks or money orders. **NO PERSONAL CHECKS.**
3. **FULL SECURITY DEPOSIT:** When approved by property manager, a security deposit is due to hold the property and is nonrefundable until time of move-out or property is re-rented. Money orders and cashier's checks are accepted. **No personal checks, third party checks or cash are accepted.**
4. **APPLICATION FEE:** Fees are \$30.00 each applicant. The Application Fee is nonrefundable.
5. **APPLICATION PROCESSING:** You will be contacted via telephone within 24 to 48 hours should your application be approved or declined. If approved, you will need to pay the security deposit, have a utility form from our office filled out and returned, we will then schedule your lease appointment.
6. **LEASE APPOINTMENT:** The purpose of the lease appointment is to confirm the lease agreement. Because the lease appointment takes approximately 45 minutes or longer, **NO WALK-INS** are accepted. The lease must be signed and all parties on the lease must be present. You must start paying rent within 14 days of approved application or within 3 days from the beginning of the lease. Rents are prorated from date of move in to the end of the month.
7. **INSPECTIONS OF PROPERTY:** Any inspections you deem necessary need to be done prior to lease signing.

If you cannot keep your scheduled appointment, please call the TD Real Estate office at: 307-634-9219 (Cheyenne Office) 307-742-6321 (Laramie Office) 970-472-8165 (Fort Collins)

TD Real Estate, LLC
311 W. Lincolnway
Cheyenne, WY 82001

TD Real Estate, LLC
1913 S. 11th St C
Laramie, WY 82070

TD Real Estate, LLC
1234 W. Prospect
Fort Collins, CO 80526

Initial - Date

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RENTAL APPLICATION

— RESIDENTIAL —

Unit Applied for _____ Date: _____

Address City/State _____

Move in date _____ Rental Rate _____ Deposit _____

General Information

Applicant _____

Date of Birth _____ Social Security Number _____

Current Phone # _____ Work Phone # _____

Cell Phone # _____ Additional Phone # _____

Do you, or anyone who will reside at this address, smoke? Yes _____ No _____

Animals

Kind of Animal Age Spayed/Neutered

If you have animal(s) and or pets you will need an Animal Agreement filled out

Previous Address

Applicant Present Address _____

Street City/Zip _____

Landlord's Name _____ Phone _____

How long at address? _____ yrs/mos Rent _____

Former Landlord's Name _____ Phone _____

How Long at address? _____ yrs/mos Rent _____

INITIAL

Employment Information

Applicant's Current Employer _____ Phone _____

How Long? _____ Wage/Month _____

Previous Employer _____

How Long? _____ Wage/Month _____

Previous Employer _____

Credit Information (Any one you owed money and paid)

Credit References _____ Account # _____

_____ Account # _____

_____ Account # _____

Do you have any judgments, liens, or bankruptcy action on your Credit Report? _____

Explain: _____

Additional Information:

Personal Reference _____ Phone _____

Name of Relative who owns own home _____

Address _____ City/State _____ Zip _____

Have you ever been arrested for a felony, Pleaded guilty, or Nolo Contendere, or been convicted of a felony? _____ **(TD Real Estate, LLC Does not rent to sex offenders.)**

If your answer to the question above is "yes," state fully all the facts, including date and place, the court or other public body which disposed of the same, and the sentence or other disposition made, and all other facts pertaining thereto which may shed light thereon.

(Attach separate sheet if necessary.)

Are you a current user or distributor of illegal drugs? _____

How were you referred to us? _____

PROOF OF UTILITIES: Tenant understands that he/she is required to place appropriate utilities in tenant's name **prior to signing lease.** Tenant is required to provide proof and bring a receipt from utility company to verify account is in tenant's name.

INSPECTIONS: Owner agrees to permit all electrical, mechanical, structural, environmental and/or other inspections of the property by Tenants, Broker, Customer, prospective Tenant(s), Tenant's Agent, Intermediary Brokers, or third persons acting on their behalf, at reasonable times, upon at least 24 hours advanced notice, and without expense to Owner unless otherwise agreed in writing. If inspections disclose defects of the property which Tenant is requesting to be repaired, Tenant shall provide a copy of the written reports of such inspections and repair requirements to Owner and/or his agent immediately upon receipt. All repair costs prior to move-in or signing of rental agreement are to be negotiated. If the parties are unable to agree on payment of costs, this application shall be invalid.

PLEASE INITIAL _____

Wyoming:

Real Estate Disclosure for Landlords or Tenants

_____ When you select a Real Estate Broker to assist you in a real estate transaction, the Broker may do so in one or several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you. Wyoming Stature 33-28-111 provides that a Broker will work for the Landlord as an agent or an intermediary and with the Tenant as a customer unless otherwise provided for in writing between the parties. However, the Broker may assist you in one of several other capacities. This notice discloses the type of working relationships that are available to you.

Customer (no written agreement with consumer)

_____ A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Landlord treating the Tenant as a customer or as an agent for the Tenant treating the Landlord as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to that customer. Any information shared with Broker may be shared with the other party to the transaction at customer's risk. The customer should not tell the Broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker.

Colorado:

Real Estate Disclosure for Landlords or Tenants

_____ Real Estate Brokerage Disclosure is hereby attached.

_____ Tenant understands TD Real Estate L.L.C. will hold said property for the period of 14 days with the receipt of the full deposit amount. Should tenant fail to sign lease agreeing to start paying rent by the 14th day from application or within 3 days from the beginning of the lease, the deposit amount shall become forfeit at the option of the Owner or his/her agent. BY SIGNING, I SO STATE THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY AUTHORIZE TD REAL ESTATE TO OBTAIN A COMMERCIAL CREDIT REPORT/BACKGROUND CHECK TO VERIFY THE ABOVE INFORMATION BY CONTACTING MY/OUR REFERENCES AND PREVIOUS LANDLORDS. I UNDERSTAND THAT THE OWNER AND/OR HIS AGENTS MAY REVIEW THIS INFORMATION AND THAT BY FILLING OUT THIS FORM THIS DOES NOT GUARANTEE OR IMPLY THAT I/WE HAVE BEEN APPROVED FOR THIS OR ANY RENTAL PROPERTY UNTIL SUCH TIME AS I/WE FILL OUT A LEASE AGREEMENT.

_____ **THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL AND/OR OTHER COUNSEL BEFORE SIGNING.**

Applicant Signature: _____ Date: _____